

Salisbury

Salisbury Features

- 1 Bettie Weaver Elementary School
- 2 James River High School
- 3 Lake Salisbury
- 4 Powderham Subdivision
- 5 Riverton Subdivision
- 6 Robious Landing Park
- 7 Rosemont Subdivision
- 8 Salisbury Country Club
- 9 Salisbury Village Shopping Center



Salisbury Community Profile

(All data is for 2002 unless noted otherwise)

Strengths

- Emergency medical calls for service per capita
- Fire calls for service per capita
- Group A crime incidents per capita
- Housing maintenance and reinvestment
- Persons on probation per capita
- Police calls for service per capita
- Rental occupancy of single-family houses
- Residential code enforcement complaints per capita

Challenges

- Housing turnover

Community Characteristics

- Few business licenses issued per capita
- Many home-based businesses per capita
- Newer single-family houses
- Larger single-family houses
- Low percentage of multifamily housing
- High overall rate of residential growth
- High percentage of population enrolled in Chesterfield County Public Schools
- High resale single-family housing prices
- High rate of single-family housing growth



House in Rosemont

Salisbury Community Summary

POPULATION	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Population	2003	Persons	8,100	278,000
Average Annual Growth	1990-2003	% Increase	2.5%	2.2%
Projected Annual Growth	2003-2010	% Increase	4.1%	2.0%

HOUSING	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Housing Density	2002	Units/Acre	.50	.38
Owner Occupied Houses	2002	% of All Units	97%	91%
Renter Occupied Houses	2002	% of All Units	3%	9%
Median Age of Houses	2002	Years	15	19
Median House Size	2002	Square Feet	3,136	1,796
Single-Family Housing Turnover	2002	% of All Units	9%	8%
Housing Maintenance and Reinvestment	2002	\$ / Unit	\$583	\$230
Residential Code Complaints	2002	Per Capita	.001	.012
Single-Family Housing Growth	2002	% Increase	5%	3%
Multifamily Housing Growth	2002	% Increase	0%	6%
Overall Housing Growth	2002	% Increase	5%	3%
Housing Development Potential	2002	New Units	1,281	36,824
Approved Tentative Subdivisions	2002	Lots	532	9,376
Overall Single-Family Housing Prices	2002	\$ Median	\$328,500	\$149,000
New Single-Family Housing Prices	2002	\$ Median	\$369,672	\$197,000
Resale Single-Family Housing Prices	2002	\$ Median	\$316,000	\$135,000
New vs. Resale Housing Sales Prices	2002	New/ Resale	117%	146%
Annual Assessment Trends	1997-2002	% Increase	5.3%	5.2%
Assessment Trend	2001-2002	% Increase	12.5%	11.9%

HOUSING MIX	SALISBURY	SALISBURY	COUNTYWIDE
Total Housing Units	2,649	n/a	n/a
Single-Family Units	2,623	99%	82%
Mobile Homes	0	0%	2%
Multifamily Housing Units*	26	1%	16%
<i>Apartment Units</i>	0	0%	12%
<i>Condominiums</i>	26	1%	1%
<i>Townhouses</i>	0	0%	2%
<i>Duplexes</i>	0	0%	1%

* The number of multifamily housing units is the total of apartment units, condominiums, townhouses and duplexes.

Salisbury Community Summary

PUBLIC SAFETY	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Police Calls For Service	2002	Per Capita	.201	.483
Group A Crime Incidents	2002	Per Capita	.024	.059
Violent Crime Incidents	2002	Per Capita	.002	.012
Property Crime Incidents	2002	Per Capita	.011	.028
Quality of Life Crime Incidents	2002	Per Capita	.010	.016
Persons on Probation	2002	Per Capita	.002	.006
EMS Calls For Service	2002	Per Capita	.022	.064
Fire Calls For Service	2002	Per Capita	.017	.027

PUBLIC SCHOOLS	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Public School Enrollment	2002	% of Population	21%	19%

BUSINESSES	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Business Licenses Issued	2002	Per Capita	.039	.051
Home-Based Businesses	2002	Per Capita	.038	.033

COMMUNITY LIFE	YEARS	MEASURE	SALISBURY	COUNTYWIDE
Organizations	2002	Per Capita	.0017	.0017



Robious Landing Park
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